

## PLANNING COMMISSION MINUTES

Gardner, Kansas  
Monday, April 9, 2007

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

### I. Call to Order

Chairman Stephen Koranda called the meeting to order at 7:04 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eric Schultz, Jason Burnett, and Dan Popp. Commissioners absent: Eileen Mertz. Also present: Community Development Director Fred Sherman.

### II. Approval of Minutes

The minutes of the March 12, 2007, meeting, were approved by unanimous consent.

### III. Agenda Items

#### 1. PDP-07-01

**Conduct a public hearing and consider a revised preliminary development plan, associated with rezoning request Z-05-09, for a .77 acre property located on the southeast corner of the Center Street and Kane Street intersection. The application is filed by Cimarron Homes, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc. *This item is to be tabled to the April 30, 2007, meeting, per applicant's request.***

1. **APPLICANT:** The applicant is Cimarron Homes, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a preliminary development plan for a multi-family residential development.
3. **LOCATION:** The property is located on the southeast corner of the Center Street and Kane Street intersection.
4. **EXISTING ZONING:** This property is currently zoned RP-3, Planned Garden Apartment District (Z-05-09).
5. **ANALYSIS:** At the February 26, 2007, meeting, the Planning Commission voted to table consideration of this item to the March 26, 2007, meeting, which was subsequently cancelled. Since the initial discussion, the applicant has worked with staff on a revised layout. Because the revision process is not complete, it is necessary for the item to be tabled to the April 30, 2007, meeting, per the applicant's request.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission table consideration of the Preliminary Development Plan for Kane Street Village, PDP-07-01, to the April 30, 2007, Planning Commission meeting.

Motion Godwin, second Burnett, to table the Preliminary Development Plan for Kane Street Village (PDP-07-01), located on the southeast corner of the Center Street and Kane Street intersection, to the April 30, 2007, Planning Commission meeting.

Motion to Table Carried: 6 to 0 Aye (Mertz: Absent)

#### 2. FP-07-02

**Consider a Final Plat for Kane Street Village, a .77 acre planned multi-family residential development located on the southeast corner of the Center Street and Kane Street intersection. The application is filed by Cimarron Homes, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc. *This item is to be tabled to the April 30, 2007, meeting, per applicant's request.***

1. **APPLICANT:** The applicant is Cimarron Homes, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately .77 acres for a planned multi-family residential development.
3. **LOCATION:** The property is located on the southeast corner of the Center Street and Kane Street intersection.

4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-03-01).
5. **ANALYSIS:** At the February 26, 2007, meeting, the Planning Commission voted to table consideration of this item to the March 26, 2007, meeting, which was subsequently cancelled. Since the initial discussion, the applicant has worked with staff on a revised layout. Because the revision process is not complete, it is necessary for the item to be tabled to the April 30, 2007, meeting, per the applicant's request.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission table consideration of the Final Plat for Kane Street Village, FP-07-02, to the April 30, 2007, Planning Commission meeting.

Motion Godwin, second Burnett, to table the Final Plat for Kane Street Village (FP-07-02), located on the southeast corner of the Center Street and Kane Street intersection, to the April 30, 2007, Planning Commission meeting.

Motion to Table Carried: 6 to 0 Aye (Mertz: Absent)

### 3. FDP-07-02

**Consider a Final Development Plan for Kane Street Village, a .77 acre planned multi-family residential development located on the southeast corner of the Center Street and Kane Street intersection. The application is filed by Cimarron Homes, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc. This item is to be tabled to the April 30, 2007, meeting, per applicant's request.**

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6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission table consideration of the Final Development Plan for Kane Street Village, FDP-07-01, to the April 30, 2007, Planning Commission meeting.

Motion Popp, second Burnett, to table the Final Development Plan for Kane Street Village (FDP-07-02), located on the southeast corner of the Center Street and Kane Street intersection, to the March 26, 2007, Planning Commission meeting.

Motion to Table Carried: 6 to 0 Aye (Mertz: Absent)

## IV. Discussion Items

Director Sherman gave a presentation and discussed the land use assumptions used for the break-in-access study done by BNSF for a potential new Interstate Highway 35 interchange for the future railroad intermodal project.

Director Sherman discussed historical and estimated future growth data for Gardner.

## V. Adjourn

Motion Kilgore, second Burnett, to adjourn the meeting at 7:55 p.m.

Motion to Adjourn Carried: 6 to 0 Aye (Mertz: Absent)